

Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EJ

£320,000

Hern &
Crabtree



Ethel Street

No chain. A unique opportunity to acquire this delightful two-bedroom end of terrace property, full of charm and character while offering a modern and stylish feel. The Courtyard, situated on Ethel Street, is just a stone's throw from the beautiful Victoria Park.

The accommodation briefly comprises: a welcoming entrance hall, cloakroom, a spacious lounge, and a bright open-plan kitchen/diner with French doors leading out to a beautifully maintained rear garden—perfect for relaxing or entertaining. Upstairs, you'll find two well-proportioned bedrooms and a contemporary family bathroom.

Canton is a lively and diverse neighbourhood offering a perfect mix of urban convenience and community charm. Known for its independent shops, cafes, and eateries, it's a hub for foodies and creatives. With Victoria Park at its heart, residents enjoy green spaces, local events, and outdoor activities. The Chapter Arts Centre adds a cultural flair with films, exhibitions, and performances. Just west of Cardiff city centre, Canton boasts excellent transport links and a mix of traditional and modern homes, making it ideal for professionals, families, and creatives alike. It's a welcoming, vibrant place to call home.

An ideal home for first-time buyers or anyone thinking of downsizing. Early viewing is highly recommended!



783.00 sq ft

Entrance Hall

Entered via a double glazed composite front door with half moon obscure window, double glazed window to the front, fitted storage and hanging rail, oakwood flooring, fitted floor mat.

Cloakroom

Fitted with w.c and vanity wash hand basin, radiator, tiled floor.

Living Room

Twin double glazed windows to the front, radiators, stairs to the first floor with understairs storage, fitted shelving and storage, oakwood flooring.

Kitchen

French doors lead out to the garden, kitchen has a range of wall and base units with worktop over, a four ring Caple induction hob with cooker hood above and Caple oven, single bowl stainless steel sink, integrated dishwasher, integrated fridge/freezer, pull out larder cupboard, integrated Caple washing machine and tumble dryer, concealed gas combination boiler, radiator, tiled floor.

First Floor Landing

Stairs rise up from the living room with wooden handrail and spindles, doors to all rooms.

Bedroom One

Double glazed window to the front, radiator, fitted wardrobe.

Bedroom Two

Double glazed window to the rear and double glazed skylight window to the side, radiator.

Bathroom

Double obscure glazed window to the front, a P shaped bath with plumbed shower over and glass screen, w.c and vanity wash hand basin, mirrored vanity cupboard, extractor fan, heated towel rail, tiled floor.

Garden

A courtyard garden with stone paved patio and raised flower borders, electric points and light.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is TBC.

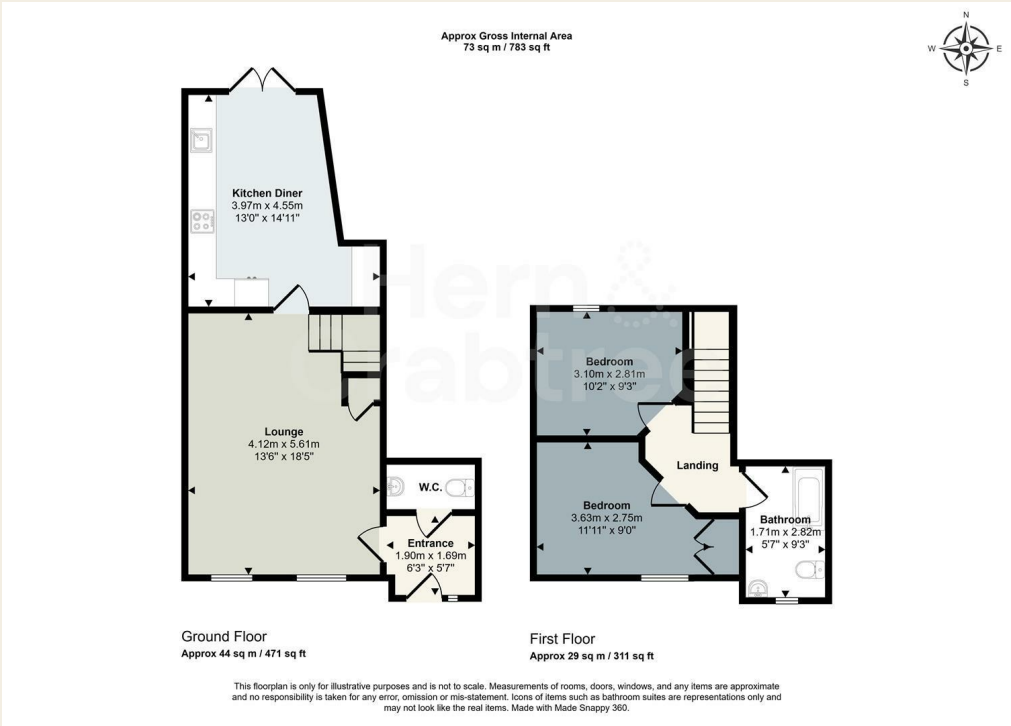
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

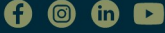


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